



**CITY COUNCIL OF AMADOR CITY
DRAFT, REGULAR MEETING AGENDA
TUESDAY, 10 FEBRUARY 2026
6:00 PM**

The agenda for this regular meeting is distributed to the City Council and posted in public locations in Amador City no less than 72 hours prior to the meeting. Any pertinent documents related to Regular Agenda Items will be distributed to Council Members no less than 72 hours prior to the meeting and available at City Hall during City Hall hours.

In-person participation by the public is welcomed. City Council Meetings are broadcast on the City's YouTube channel at: <https://www.youtube.com/@amadorcitycouncil>

Members of the public not attending in-person may submit written comments prior to the meeting by emailing their comment to the City Clerk at cityclerk@amador-city.com before 11:00 AM on the day of the meeting. Emailed public comments will be distributed to City Council and made part of the official record.

In compliance with the Americans with Disabilities Act, individuals may request disability-related accommodations by contacting the City Clerk before 11:00 AM on the Monday before the Council meeting. City Hall is wheelchair accessible.

CALL TO ORDER

FLAG SALUTE/PLEDGE OF ALLEGIANCE

ROLL CALL/ESTABLISH A QUORUM

Council Members Ambroselli, Bragstad, Sherrill, Unguez, Staples

ORDINANCES AND PUBLIC HEARINGS

1. Introduction and First Reading of Ordinance 189, an Ordinance adopting the 2025 California Building Standards Code, Title 24.

Every three years, the State of California adopts new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24. The new 2025 California Building Standards Code will go into effect statewide on January 1, 2026. This means currently, the unaltered California Building Standards Code is in effect. Staff believes this could be an issue in the future.

Attachments: Memorandum
Memo Regarding First Reading
Ordinance No. 189 Adopting 2025 Building Code
Draft Revised Title 15, Building and Construction
Draft Resolution Establishing Permit Fees

PUBLIC COMMENT

Public comment at this time is limited to item(s) on the closed session agenda. Please limit comments to five minutes or less.

APPROVAL OF CITY COUNCIL REGULAR MEETING AGENDA 10 FEBRUARY 2026

CONSENT CALENDAR ITEMS

All matters listed under the Consent Calendar are to be considered routine by the City Council and will be enacted by one motion in the form listed. There will be no separate discussion of these items unless, before the City Council votes on the motion to adopt, members of the Council, staff or the public request specific items to be removed from the Consent Calendar for separate discussion and action.

2. Regular Meeting Minutes of 13 January 2026
3. Financial Reports
 - financial statement January 2026
 - City Accounts, City Treasurer

REGULAR AGENDA ITEMS:

4. **Law Enforcement** *Tom DuBois, City Manager, Sutter Creek*
Discussion regarding the potential for the City of Sutter Creek to provide contracted police services to Amador City.
Attachments: Letter to City Council, Exploratory Discussion Regarding Shared Police Services
Contract Proposal For Providing Police Services To Amador City
5. **Resolution 625: Monthly Compensation for City Treasurer**
Discussion and possible action by motion and vote of city council to increase the monthly compensation for the position of City Treasurer.
Attachment: Resolution 635, A Resolution of the City of Amador City, California,
Approving An Increase in Monthly Compensation for the Position of City Treasurer
6. **Preservation/Promotion of Historic City Properties** *Melanie Unguez*
Report, discussion and possible action, by motion and vote of city council, regarding a project selected by the Committee.
Attachment: photos of completed project
invoice, for reimbursement from Historic Preservation Fund (28)
7. **Restoration of Old Grammar School**
Discussion and possible action by motion and vote of city council regarding proposed work to preserve structural integrity of the Old Grammar School post-restoration by the following: replacing the gutter across front of the building, the left-side stairs, the right-side stairs; and, installing gutters and down spouts on the long run on the lower right.
8. **Apartments A & B** *Administrative Advisory Committee, City Properties*
Discussion and possible action by motion and vote of city council regarding the status of the two apartments in the Old Grammar School, draft rental application, and proposed rent that aligns with designation as affordable housing units.
Attachments: draft, Rental Application
9. **Traffic Calming/Pedestrian Safety** *Ad Hoc Committee, Traffic Mitigation*
Report and discussion regarding the findings for traffic calming measures on Old Hwy 49/Main Street that can enhance pedestrian, cyclist, and driver safety
Attachment: Memo, Committee Findings

10. **Zoning, Amador City** *Ad Hoc Committee, Zoning*
Report and discussion regarding redesignation of one parcel in Amador City currently zoned commercial (C) to commercial (C)/50% residential (R) and Informational Meeting with Susan Peters, City Planner, set for Tuesday, 24 Feb 2026 at 6PM, Old City Hall.
Attachment: Map of Amador City (potential properties for redesignation are outlined)
Copy of letter sent to property owners

REPORTS *This section provides an opportunity for a brief verbal status updates on committee meetings and activities of Councilmembers and staff. No action will be taken.*

COUNCILMEMBER REPORTS

Councilmember Ambroselli
Councilmember Bragstad
Councilmember Sherrill
Councilmember Unguez
Councilmember Staples

CITY ATTORNEY REPORT

STAFF REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

*The next scheduled Regular City Council meeting is Tuesday, 10 March 2026, at 6:00 PM
at Old City Hall/Firehouse at 14203 Main Street/Old Hwy 49*

Ordinance No. 189

**An Ordinance of the City Council of Amador City Adopting and Amending Portions of Chapter 15
- Building and Construction to be Consistent with the and In Compliance with State Law**

WHEREAS, the State of California adopted new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24; and

WHEREAS, other codes proposed by the California Building Standards Commission for adoption by the City are the Uniform Housing Code, the Uniform Building Security Code, Uniform Swimming Pool, Spa and Hot Tub Code, the Uniform Code for the Abatement of Dangerous Buildings and the International Property Maintenance Code; and

WHEREAS, 2025 California Building Standards Code will take effect on January 1, 2026 regardless of City action, state law allows cities to adopt and amend the codes to meet local needs; and

WHEREAS, the City is permitted to establish more restrictive building standards than those contained in the Code that are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City of Amador City, therefore, has more restrictive requirements for reinforcing steel, snow load and cross connection control; and

WHEREAS, the City Council of Amador City, through the passage of this Ordinance to add to and amend Title 15 - Building and Construction, intends to obtain consistency with the new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24.

THEREFORE, the City Council of Amador City does ordain as follows:

Recitals. The above recitals are true and correct and hereby incorporated into this Ordinance.

1

CITY OF AMADOR CITY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Larry White, Inspector, Building Department

DATE: February 10, 2026

SUBJECT: 2025 Building Code Adoption

RECOMMENDATION

The Building Department is recommending the adoption of the 2025 California Building Codes with the necessary amendments to assure the Uniform Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

DISCUSSION

Every three years, the State of California adopts new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24. The new 2025 California Building Standards Code will go into effect statewide on January 1, 2026. This means currently, the unaltered California Building Standards Code is in effect. Staff believes this could be an issue in the future.

Pursuant to Government Code Section 50022.1 et seq., the City of Amador City ("City") may adopt, by reference, the California Building Standards Code, 2025 Edition as provided in Title 24 of the California Code of Regulations as well as other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, the Uniform Building Security Code, the Uniform Swimming Pool, Spa and Hot Tub Code, and the International Property Maintenance Code (collectively, the "Uniform Codes").

On January 1, 2026, the California Building Standards Commission ("Commission") will adopt the 2025 Edition of the California Building Standards Code, Title 24. Health and Safety Code Sections 17958.7 and 18941.5 authorizing cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions. This includes establishing more restrictive building standards than those contained in the Code.

Every three years, the various California and national building codes are revised to reflect the latest in building and fire safety standards. In July of 2025, the California Building Standards Commission approved the 2025 California Building Standards Code. In addition to various California-specific codes, it adopts and amends the 2024 International Building Code, 2024

International Residential Code, 2017 National Electrical Code, 2021 Uniform Mechanical Code, and the 2021 Uniform Plumbing Code. According to state law, the 2025 California Building Standards Code takes effect on January 1, 2026. Other codes proposed for adoption by the City are the Uniform Housing Code, the Uniform Building Security Code, Uniform Swimming Pool, Spa and Hot Tub Code, the Uniform Code for the Abatement of Dangerous Buildings and the International Property Maintenance Code.

While the 2025 California Building Standards Code will take effect on January 1, 2026 regardless of City action, state law allows cities to adopt and amend the codes to meet local needs. Specifically, the City is permitted to establish more restrictive building standards than those contained in the Code that are reasonably necessary because of local climatic, geological, or topographical conditions. The City of Amador City, therefore, has more restrictive requirements for reinforcing steel, snow load and cross connection control.

The draft ordinance will adopt the 2025 California Building Standards Code and make minor amendments to it. These amendments are consistent with those adopted by the other City Councils in and including Amador County during the code adoption cycle. In addition, to the California Building Standards Code, this ordinance adopts a number of other “building codes” as referenced above. With the exception of the Uniform Housing Code, the City is not required to adopt these codes. However, their adoption assists staff’s enforcement of the California Building Standards Code and imposes additional beneficial regulations.

Procedurally, the City must take special steps whenever it adopts a code by reference. It must

1. Introduce the ordinance and conduct a first reading.
2. Schedule a public hearing that may coincide with the second reading.
3. Publish notice of the hearing for fourteen days.
4. Conduct the public hearing and adopt the ordinance.

Attachments: Memo Regarding First Reading
Memo Regarding Second Reading
Draft Resolution Establishing Fees
Ordinance No. 189 Adopting 2025 Building Code, etc.
Draft Revised Title 15, Building and Construction

CITY OF AMADOR CITY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Larry White, Inspector, Building Department

DATE: February 10, 2026

SUBJECT: 2025 Building Code Adoption – First Reading

RECOMMENDATION

That the City Council introduce, waive the first reading, and approve Ordinance No. 189, an Ordinance adopting the 2025 California Building Standards Code, Title 24.

DISCUSSION

Every three years, the State of California adopts new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24. The new 2025 California Building Standards Code will go into effect statewide on January 1, 2026. The Building Department is proposing the adoption of the 2025 California Building Codes, which are summarized in this report.

The adoption of this ordinance requires two readings. If the City Council conducts the first reading, the City Council will conduct a public hearing prior to final adoption of the ordinance.

Attachments: Memo Regarding Second Reading
Draft Resolution Establishing Fees
Ordinance No. 189 Adopting 2025 Building Code, etc.
Draft Revised Title 15, Building and Construction

Ordinance No. 189

An Ordinance of the City Council of Amador City Adopting and Amending Portions of Chapter 15 - Building and Construction to be Consistent with the and In Compliance with State Law

WHEREAS, the State of California adopted new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24; and

WHEREAS, other codes proposed by the California Building Standards Commission for adoption by the City are the Uniform Housing Code, the Uniform Building Security Code, Uniform Swimming Pool, Spa and Hot Tub Code, the Uniform Code for the Abatement of Dangerous Buildings and the International Property Maintenance Code; and

WHEREAS, 2025 California Building Standards Code will take effect on January 1, 2026 regardless of City action, state law allows cities to adopt and amend the codes to meet local needs; and

WHEREAS, the City is permitted to establish more restrictive building standards than those contained in the Code that are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City of Amador City, therefore, has more restrictive requirements for reinforcing steel, snow load and cross connection control; and

WHEREAS, the City Council of Amador City, through the passage of this Ordinance to add to and amend Title 15 - Building and Construction, intends to obtain consistency with the new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24.

THEREFORE, the City Council of Amador City does ordain as follows:

Recitals. The above recitals are true and correct and hereby incorporated into this Ordinance.

Title 15	Building and Construction
Chapters.	15.04 Uniform Construction Codes Adopted
	15.08 Property Numbering System
	15.12 State Historical Building Code Adopted
	15.20 In Lieu Parking Fees for Development Projects
Chapter	15.04 Uniform Construction Codes Adopted
	15.04.010 Adoption of Uniform Codes.
	15.04.020 Board of appeals.
	15.04.030 Expiration
	15.04.040 Roof snow load.
	15.04.050 Foundation systems.
	15.04.060 Interior wall and ceiling coverings.
	15.04.070 Cross Connection Control
	15.04.080 Reserved.

- 15.04.090 Violations designated.
- 15.04.100 Notices of building code violations.
- 15.04.110 Temporary power permits.
- 15.04.120 Utility company connections.
- 15.04.130 Emergency repairs.

Publication. The City Clerk shall certify to the adoption of this Ordinance and shall publish or post the Ordinance in accordance with California Government Code section 36933.

Effective Date. This Ordinance shall take effect thirty (30) days from and after the date of its final passage and adoption.

INTRODUCED on 10 February 2026 and **PASSED AND ADOPTED** by the City Council of Amador City on -----, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sandra Staples, Mayor

ATTEST:

Joyce Davidson, City Clerk

APPROVED AS TO FORM:

Partick M. Keene, City Attorney

15. BUILDING AND CONSTRUCTION

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

- 15.04 Uniform Construction Codes Adopted
- 15.08 Property Numbering System
- 15.12 State Historical Building Code Adopted
- 15.20 In Lieu Parking Fees for Development Projects

Chapter 15.04

UNIFORM CONSTRUCTION CODES ADOPTED

Sections:

- 15.04.010 Adoption of Uniform Codes.
- 15.04.020 Board of appeals.
- 15.04.030 Expiration
- 15.04.040 Roof snow load.
- 15.04.050 Foundation systems.
- 15.04.060 Interior wall and ceiling coverings.
- 15.04.070 Cross Connection Control
- 15.04.080 Reserved.
- 15.04.090 Violations designated.
- 15.04.100 Notices of building code violations.
- 15.04.110 Temporary power permits.
- 15.04.120 Utility company connections.
- 15.04.130 Emergency repairs.

15.04.010 Adoption of Uniform Codes.*

A. The following uniform codes are adopted by reference as the rules and regulations governing the construction, alteration, moving, demolition, repair, and use of any building or structure within the city; and additions, alterations, repairs, and changes of use or occupancy of all buildings and structures within the city. Work located primarily in a public way, public utility towers and poles, and mechanical equipment not specifically regulated in said codes, are excepted from provisions, rules, regulations, and requirements of this section.

1. The 2025 Edition of the California Administrative Code, as adopted by the California Building Standards Commission in the California Building Standards Code, Title 24, Part 1, of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

2. California Building Standards Code, 2025 Edition, as published by the International Code Council and amended by the California Building Standards Commission, the State Department of Housing and Community Development, the Division of State Architect, the Office of the State Fire Marshal, the Office of Statewide Health Planning and Development, the California Energy Commission, and the Building Standards Commission, Title 24, Part 2 Volumes 1 & 2, of the California Code of Regulations, together with the following Appendices: Appendix B (Board of appeals), Appendix C (Group U-Agricultural Buildings), Appendix D (Fire Districts), Appendix F (Rodent Proofing),

Appendix G (Flood-Resistant Construction), Appendix H (Signs), Appendix I (Patio Covers), Appendix J (Grading), Appendix K (Group R-3 and R3.1 Occupancies Protected by the Facilities of the Central Valley Flood Protection Program), Appendix L (Earthquake Recording Instrumentation), Appendix N (Replicable Buildings) Appendix P (Emergency Housing).

3. The 2025 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2 of Title 24 of the California Code of Regulations which incorporates and amends the 2024 Edition of the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

4. The 2025 Edition of the California Residential Code as adopted by the California Building Standards Commission in the California Building Standards Code, Title 24, Part 2.5 of Title 24 of the California Code of Regulations, to include Chapter 44 (Reference Standards) together with the following Appendices: AH (Patio Covers), AJ (Existing Buildings and Structures) AR (Light Straw-Clay Construction), AS Strawbale Construction), AU (Cob Construction/Monolithic Adobe), AV (Board of Appeals), AX (Swimming Pool Safety Act), Appendix AY (Areas Protected by The Facilities of The Central Valley Flood Protection Plan), AZ (Emergency Housing), is hereby adopted by reference as the Residential Code of the City of Amador City;

5. The 2025 Edition of the California Electrical Code, based on the 2024 Edition of the National Electric Code published by the National Fire Protection Association, and as adopted and amended by the California Building Standards Commission in Title 24, Part 3, of the California Code of Regulations, is hereby adopted by reference as the Electrical Code of the City of Amador City;

6. The 2025 Edition of the California Mechanical Code based on the 2024 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, and as adopted and amended by the California Building Standards Commission in Title 24, Part 4, of the California Code of Regulations, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

7. The 2025 Edition of the California Plumbing Code based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, as adopted and amended by the California Building Standards Commission in Title 24, Part 5 of the California Code of Regulations, is hereby adopted by reference as the Plumbing Code of the City of Amador City;

8. The 2025 Edition of the California Energy Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 6, of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

9. The 2025 Edition of the California Historical Building Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 8, of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

10. The 2025 Edition of the California Fire Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 9, of the California Code of Regulations is hereby adopted as the Fire Code of the City of Amador City;

11. The 2025 Edition of the California Existing Building Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 10, of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

12. The 2025 Edition of the Green Building Standards Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 11, of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

13. The 2025 Edition of the California Referenced Standards Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 12, of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City;

14. The 2024 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

B. Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 15.04.010 (hereinafter collectively referred to as the "Uniform Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use

and examination of the public in the Office of the Building Official.

*For statutory provisions which apply throughout the State of California, see various state regulations as applicable. For provisions regulating housing construction throughout the State of California, see Health and Safety Code 17922.

(Ord. _____ § _____, 2020)

15.04.020 Board of appeals.

Section 1.8.8 and 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an exofacial member and shall act as secretary to said board but shall have not vote upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

(Ord. _____ § _____, 2020)

1504.030 Expiration.

Section 105.5 of the California Building Code (CBC) Section R105.5 of the California Residential Code (CRC) shall have the following added at the end of the first paragraph:

For the purpose of this section, "suspended or abandoned" shall be determined based upon satisfactory completion of scheduled inspections.

(Ord. _____ § _____, 2020)

15.04.040 Roof snow load.

The roof snow load for the City of Amador City shall be 20 pounds per square foot.

(Ord. _____ § _____, 2020)

15.04.050 Foundation systems.

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19, and 21 of the

California Building Code (CBC) and Chapter 4 of the California Residential Code (CRC). This section shall supplement Chapters 18, 19, and 21 of the California Building Code (CBC) and Chapter 4 of the California Building Code (CRC). Said system will require one No. 4 rebar three inches from the top and three inches from the bottom and maximum eighteen (18) inches apart.

(Ord. _____ § _____, 2020)

15.04.060 Interior wall and ceiling coverings.

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC).

(Ord. _____ § _____, 2020)

15.04.070 Cross Connection Control

Any property with an active connection to the public water system that has a constructed swimming pool on-site shall have installed an RP located on the water service piping just after the City water meter. Hose bibs with built-in vacuum breakers may be installed as an option to the RP, on all exterior plumbing outlets on the premises providing subject pools meet all current City Standards and Building Codes.

(Ord. _____ § _____, 2020)

15.04.080 Reserved.

(Ord. _____ § _____, 2020)

15.04.090 Violations designated.

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, convert, demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done, contrary to or in violation of any of the provisions of this chapter.

(Ord. 106 §92.04.050, 1992)

15.04.100 Notices of building code violations.

A. Whenever the department has knowledge of a violation of the provisions of the building codes as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to record a notice of building code violation in the office of the County Recorder thirty (30) days from the date of the original notice of intention, and that the property owner shall have the right to a hearing before the city building official or his or her qualified designated representative on the issue whether a violation exists. A request for such hearing must be made in writing by the property owner and delivered to the building department within thirty (30) days from the date of the notice of intention.

B. In the event a hearing is not requested within the time specified, or if after a hearing of determination is made by the building official or his or her representative that one or more violations of building codes exist on the property, and such violation(s) have not been corrected, the building department may record a notice of building code violation which:

1. Contains a description of the property affected sufficient to identify it with particularity; and
2. States with particularity the violation(s) of the building codes found to exist on the property.

C. If the violation(s) of building codes have been corrected, and evidence thereof satisfactory to the building department has been presented to said department, the department shall issue a notice of expungement of the building codes violation to the property owner. The property owner may record such expungement at the property owner's expense.

D. Neither the building department nor any official or employee thereof shall be liable to any person for the recording of or failure to record such a notice of violation, as provided for in this section.

(Ord. 106 §92.047.051, 1992)

15.04.110 Temporary power permits.

It is unlawful for any person to use electric power in any building or structure for which a building permit is required by this chapter prior to final inspection and approval thereof by the building department, except in strict conformance with all of the provisions and conditions of an unrevoked and unexpired temporary power permit issued therefor by the building

department. Such temporary power permit shall contain provisions with respect to the nature, location, and duration of use, load, and circuit limitations, fuse or circuit breaker requirements, and such other conditions as the building department determines are necessary to eliminate any hazard which might result from the use of such power. The building department may revoke any such temporary power permit for violation of any provision or condition contained therein, or for any practice in the use of such power which causes fire or safety hazard, by posting written notice of revocation of such permit in a conspicuous place on such building or structures.

(Ord. 106 §92.04.060, 1992)

15.04.120 Utility company connections.

It is unlawful for any person or utility company to supply electric power to any building or structure for which a building permit is required by this chapter prior to the final inspection and approval thereof by the building department unless a temporary power permit has been issued therefore, to continue supplying electric power to such building or structure after such temporary power permit has expired, or after receipt of a written notice of revocation of such permit.

(Ord. 106 §92.04.070, 1992)

15.04.130 Emergency repairs.

Where emergency repair work for which a permit is required by this chapter is made necessary by storm, flood, fire, explosion, earthquake, or similar calamity, such work may be done without first obtaining the required permit therefor, providing an application for such permit is filed with the building department before 5 p.m. of the next business day following commencement of such work. In such case, the permit requirements of this chapter shall not be deemed to have been violated, and the fee for such permit shall not be doubled.

(Ord. 106 §92.04.080, 1992)

**CITY OF AMADOR CITY
CITY COUNCIL
RESOLUTION NO. _____**

**A RESOLUTION ESTABLISHING PERMIT FEES FOR
THE CITY OF AMADOR CITY'S BUILDING DEPARTMENT**

WHEREAS, City of Amador City has amended Municipal Code Chapter 15, Building and Construction, by Ordinance _____ adopted on _____ which set forth that permit fees would be established by Resolution of the City Council; and

WHEREAS, Building Department Service Fees Phase 3 are set forth on attached Exhibit A; and

WHEREAS, Square Foot Construction Costs Phase 4 are set forth on Exhibit B with applicable costs; and

WHEREAS, Permit Fees are calculated by the valuation from Exhibit B times the square footage and determined in accordance with attached Exhibit C; and

WHEREAS, Plan Review Fees are calculated at 65% of the Permit Fee as set forth above.

NOW THEREFORE BE IT RESOLVED that the City of Amador City Council hereby establishes the Building Department Fees in accordance with Exhibits A and B attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED that the City of Amador City Council may, at any time, adjust the Building Department Fees, as it deems appropriate.

The foregoing resolution was duly approved and adopted by the City Council of the City of Amador City at a regular meeting on the _____ day of _____ by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sandy Staples
Mayor

ATTEST:

Joyce Davidson
City Clerk

EXHIBIT B

Square Foot Construction Costs

Group (2025 California Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	\$ 288.04	\$ 278.13	\$ 267.42	\$ 260.27	\$ 244.93	\$ 237.81	\$ 252.05	\$ 223.64	\$ 215.44
A-1 Assembly, theaters, without stage	\$ 263.98	\$ 254.07	\$ 247.33	\$ 236.21	\$ 221.04	\$ 213.98	\$ 227.99	\$ 199.76	\$ 191.57
A-2 Assembly, nightclubs	\$ 225.25	\$ 218.72	\$ 213.18	\$ 204.55	\$ 192.83	\$ 187.51	\$ 197.35	\$ 174.59	\$ 168.68
A-2 Assembly, restaurants, bars, banquet halls	\$ 224.00	\$ 217.45	\$ 210.66	\$ 203.30	\$ 190.33	\$ 186.24	\$ 196.10	\$ 172.09	\$ 167.43
A-3 Assembly, churches	\$ 266.50	\$ 256.58	\$ 252.86	\$ 238.73	\$ 223.80	\$ 216.71	\$ 230.49	\$ 202.53	\$ 194.33
A-3 assembly, general, community halls, libraries, museums	\$ 222.30	\$ 212.38	\$ 204.39	\$ 194.52	\$ 178.35	\$ 172.51	\$ 186.30	\$ 157.06	\$ 150.13
A-4 Assembly, arenas	\$ 262.73	\$ 252.80	\$ 244.82	\$ 234.96	\$ 218.53	212.68/	\$ 226.73	\$ 197.24	\$ 190.31
B Business	\$ 229.89	\$ 221.39	\$ 214.10	\$ 203.41	\$ 185.55	\$ 178.57	\$ 195.43	\$ 162.91	\$ 155.76
E Educational	\$ 244.06	\$ 235.42	\$ 228.67	\$ 218.47	\$ 204.00	\$ 193.63	\$ 210.92	\$ 178.27	\$ 172.83
F-1 Factory and industrial, moderate hazard	\$ 137.75	\$ 131.42	\$ 123.84	\$ 119.06	\$ 106.84	\$ 101.99	\$ 114.06	\$ 89.57	\$ 83.86
F-2 Factory and industrial, low hazard	\$ 136.49	\$ 130.16	\$ 123.84	\$ 117.81	\$ 106.84	\$ 100.74	\$ 112.94	\$ 89.57	\$ 82.60
H-1 High Hazard, explosives	\$ 128.95	\$ 122.60	\$ 116.28	\$ 110.24	\$ 99.53	\$ 93.44	\$ 105.24	\$ 82.27	N.P.
H-2, H-3, H-4 High Hazard	\$ 128.95	\$ 122.60	\$ 116.28	\$ 110.24	\$ 99.53	\$ 93.44	\$ 105.24	\$ 82.27	\$ 75.30
H-5 HPM	\$ 229.89	\$ 221.39	\$ 214.08	\$ 203.41	\$ 185.55	\$ 178.57	\$ 195.43	\$ 162.91	\$ 155.76
I-1 Institutional, supervised environment	\$ 231.10	\$ 223.27	\$ 231.81	\$ 173.19	\$ 191.34	\$ 186.14	\$ 207.79	\$ 171.41	\$ 166.08
I-2 Institutional, hospitals	\$ 386.87	\$ 378.40	\$ 371.08	\$ 360.40	\$ 341.32	N.P.	\$ 252.41	\$ 318.69	N.P.
I-2 Institutional, nursing homes	\$ 266.55	\$ 259.56	\$ 252.25	\$ 241.58	\$ 224.97	N.P.	\$ 233.59	\$ 202.33	N.P.
I-3 Institutional, restrained	\$ 261.57	\$ 253.07	\$ 245.78	\$ 235.11	\$ 219.10	\$ 210.88	\$ 227.10	\$ 196.45	\$ 186.79
I-4 Institutional, day care facilities	\$ 231.10	\$ 223.27	\$ 216.81	\$ 207.69	\$ 191.34	\$ 186.14	\$ 207.79	\$ 171.41	\$ 166.08
M Mercantile	\$ 167.81	\$ 161.28	\$ 154.49	\$ 147.12	\$ 134.77	\$ 130.70	\$ 139.93	\$ 116.54	\$ 111.88
R-1 Residential, hotels	\$ 233.21	\$ 225.38	\$ 218.91	\$ 209.77	\$ 193.12	\$ 187.93	\$ 209.90	\$ 173.19	\$ 167.87
R-2 Residential, multiple family	\$ 195.66	\$ 187.83	\$ 181.36	\$ 172.22	\$ 156.50	\$ 151.37	\$ 172.35	\$ 136.59	\$ 131.25
R-3 Residential, one- and two-family	\$ 182.47	\$ 177.50	\$ 172.93	\$ 168.59	\$ 162.44	\$ 158.15	\$ 165.76	\$ 151.97	\$ 143.05
R-4 Residential, care/assisted living facilities	\$ 231.10	\$ 223.27	\$ 216.81	\$ 207.69	\$ 191.34	\$ 186.14	\$ 207.79	\$ 171.41	\$ 166.08
S-1 Storage, moderate hazard	\$ 127.68	\$ 121.34	\$ 113.76	\$ 108.99	\$ 97.02	\$ 92.18	\$ 103.97	\$ 79.76	\$ 74.05
S-2 Storage, low hazard	\$ 127.68	\$ 120.08	\$ 113.76	\$ 107.73	\$ 97.02	\$ 90.92	\$ 102.72	\$ 79.76	\$ 72.80
U Utility, miscellaneous	\$ 98.77	\$ 93.28	\$ 87.64	\$ 83.17	\$ 75.19	\$ 70.21	\$ 79.44	\$ 59.44	\$ 56.66

CBC Section [A] 109.3 Building Permit Valuations. *Final building permit valuation shall be set by the building official.*

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20%

c. N.P. = Not Permitted

d. Unfinished basements (Group R-3) = \$56.66 per sq.ft.

* Metal, decks, patios, sheds etc \$28.33 per sq.ft.

* Conversion U to R3 = \$86.39 per sq.ft.

* Conversion R3 to U = \$43.19 per sq.ft.

Exhibit "A"

Building Department Service Fee

****Effective January 1, 2026****

SERVICE (type of permit)	Fee
Building Department Hourly Rate	\$150.00 per hour
Re-Inspection Fee	\$150.00
Plan Revision Fee	\$150.00
Reinstatement Fee	\$150.00 per revision
Issuance fee (on all permits)	\$100.00
Demolition	\$300.00 + state fees
Residential HVAC	\$300.00 + state fees
Electrical Meter- No Trenches	\$300.00 + state fees
Electrical Meter- With Trenches	\$450.00 + state fees
Tear off and Reroof	\$450.00 + state fees
Roof Overlay	\$300.00 + state fees
Water Heater Replacement	\$300.00 + state fees
Fireplace, Furnace, Pellet Stove	\$300.00 + state fees
Residential Generator	\$300.00 + state fees
Commercial Generator	\$540.00 + state fees
Residential Transfer Switch	\$300.00 + state fees
Commercial Transfer Switch	\$540.00 + state fees
Residential Propane Tank	\$300.00 + state fees
Commercial Propane Tank	\$540.00 + state fees
Roof Mount Solar System - Plan Review Included	\$450.00 + state fees
Ground Mount Solar System - Plan Review Included	\$600.00 + State fees + \$15 per kw over 15kw system
Commercial Roof Mount Solar - Plan Review Included	\$600.00 + state fees + \$7.00 per kw between 51-250 kw + \$5.00 per kw over 250 kw
Commercial Ground Mount Solar - Plan Review Included	Based on Valuation
Tesla Solar Roof	\$422.00 + state fees
Energy Storage System	\$300.00 + state fees
Roof Mount Solar & Energy Solar System	\$600.00 + state fees
Ground Mount Solar & Energy Storage System	\$900.00 + state fees
Foundation Only	\$300.00 + state fees

State Fees (Always based on valuation):

Casp – ALWAYS \$4.00 for every permit

Calderon: Valuation of the permit divided by 25,000.

- Always round up to the next dollar amount

SMIP: Valuation multiplied by 0.00013

~1~ Inspection break down (\$405.50)

- \$ 300.00 Permit Fees
- \$100.00 Issuance fee
- \$4.00 Casp
- \$1.00 Calderon
- \$0.50 SMIP

~2~ Inspection break down (\$555.50)

- \$450.00 Permit fee
- \$100.00 Issuance fee
- \$4.00 Casp
- \$1.00 Calderon
- \$0.50 SMIP

Construction and Demolition: 10% of the total square footage. This fee is refundable upon submission of proof of debris recycling to the Building Department. C & D is only charged on stick built structures & projects.

- NOT charged on Manufactured homes
- NOT charged on Metal Buildings

2

MINUTES OF THE REGULAR MEETING OF THE

AMADOR CITY COUNCIL

TUESDAY, JANUARY 13, 2026

Meeting called to order at 6:00 p.m.

Flag Salute

Roll Call – Bragstad, Sherrill, Staples, Unguez present, Ambroselli absent

SEATING OF CITY COUNCIL

Nomination and Election of Officers

Unguez nominated Councilman Ambroselli for Vice President and Sandy Staples for President, no other nominations. Bragstad moved 2nd by Sherrill to elect Ambroselli for Vice President and Staples for President, approved unanimously, with Ambroselli absent.

APPROVAL OF AGENDA – Mayor Staples asked to move Item #6 to between Item#3 and #4. Motion by Unguez 2nd by Bragstad, approved unanimously.

ORDINANCES AND PUBLIC HEARINGS – None

PUBLIC COMMENT – Steve Testa offered his thanks to the Council for use of the City Hall for the Amador County Geological Association meeting and announced the next meeting for January 20, 2026, with reception at Wine Tree Farm Tasting Room. The guest speaker will be Mr. Francek who specializes in the study of fossils and will bring some samples to the meeting.

The mayor read a text from Kirk Lindsay regarding rental schedule at the schoolhouse and how to maximize the income.

The mayor shared the Dave Camardo painting of the Old City Hall which has been donated by Diana Kingsbury to the city . It will be framed and hung in the Old City Hall.

CONSENT CALENDAR –

1. Minutes from December 18, 2026.

2. Financial Report – This will be first financial report by Balancing the Books and will be ready for the February meeting. Treasurer’s Report – The budget will be amended in February.
3. Zoning, Amador City – Designate existing C2 to C2/R1. An Ad Hoc Committee consisting of 2 council members to meet in late February with affected property owners. Our planner, Susan Peters, will also attend. Unguez moved 2nd by Sherrill to approve a Zoning Ad Hoc Committee, approved unanimously.
4. Traffic Miltigation/Pedestrian Safety – Appoint an Ad Hoc committee to study placement of two additional locations for Stop Signs: lone Valley Road and Old Hwy 49 and O’Neill Alley and Old Hwy 49. Reasons for this is pedestrian, cyclist and driver safety. Committee will determine cost for signage and location of signs. Councilman Sherrill and Mayor Staples volunteered. Unguez moved Bragstad 2nd to establish the Ad Hoc committee, approved unanimously.
5. Amador City Firehouse – Chief Moreno discussed the advantages of this building and also the requirements and design of building. The building will have metal corrugated roof, 20’ x 30’ in size, door for fire truck entrance will be facing south, new product Tiger Paws will be used under used corrugated metal roofing to redirect any leaks, total cost of construction to be \$29,840 to be shared by Fire District and Amador City. Our budget must be amended to transfer money from savings to Firehouse Fund. Unguez moved, 2nd by Sherrill to transfer from savings \$8,774,55 to add to what is in our Firehouse Fund to meet our financial obligation to this project, approved unanimously.
6. Committee Assignments for 2026 see attached.
7. Basketball Hoop for Schoolhouse Park – Basketball Hoop must have a warranty for use in parks, playgrounds, public areas. Cost is approximately \$1,400 to \$2,200. Discussion only.

REPORTS

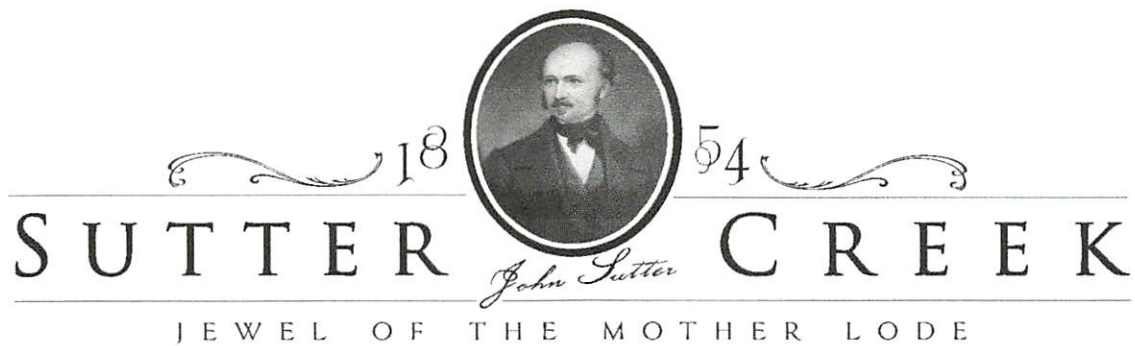
Bragstad – Nothing, Sherrill – Nothing, Unguez – Nothing, Staples – Councilperson Unguez to accompany Mayor Staples to go to ACRA offices for selection and removal of items for the City., Attorney Keene – Nothing

Future agenda items: Ordinance re: Repair of sewer system

Adjourned at 7:23 p.m.

3

4



Date: December 11, 2025

To: The City Council City of Amador City

From: Tom DuBois, City Manager, City of Sutter Creek

RE: Exploratory Discussion Regarding Shared Police Services

Dear Members of the Amador City City Council,

I am writing to you today to initiate a neighborly conversation regarding the potential for the City of Sutter Creek to provide contracted police services to Amador City.

At this stage, this is **not a formal proposal**. Rather, it is an invitation to explore a partnership that we believe could result in a distinct "win-win" for both of our communities. Before investing administrative time in drafting a formal proposal, we wish to gauge the Council's interest and understand any specific priorities, questions, or concerns you or your residents may have.

The Motivation for Sutter Creek Sutter Creek deeply values maintaining its own independent Police Department. We believe that local control allows for a higher level of community-oriented policing that aligns with our city's character. However, like many municipalities, we are focused on long-term fiscal responsibility. We are currently exploring ways to create a more sustainable budget by increasing the scale of our operations. By extending our service area, we can maintain high-quality staffing and resources more efficiently than we can alone.

The Potential Benefit to Amador City We believe this partnership makes sense primarily due to our geography. Given the immediate proximity of our two cities, a Sutter Creek police officer is often just minutes—or even seconds—away from Amador City. We believe we can offer:

- **High Responsiveness:** Rapid response times due to our shared border.
- **Community Alignment:** Our departments share similar values regarding small-town, community-focused law enforcement.
- **Cost Efficiency:** A shared model can often provide higher service levels at a competitive cost compared to other alternatives.

The Sutter Creek Police Department has a philosophy of continued community engagement and a history of high visibility walking downtown and relationship building with our residents, business owners and guests. We believe that this organic and established pattern of community engagement and presence would prove beneficial to Amador City.

Next Steps We are interested in knowing if the Amador City Council is open to exploring this concept. Specifically, we would welcome the opportunity to:

1. Hear your initial thoughts on the feasibility of such an arrangement.
2. Understand what specific concerns or service requirements would need to be addressed in a formal proposal.

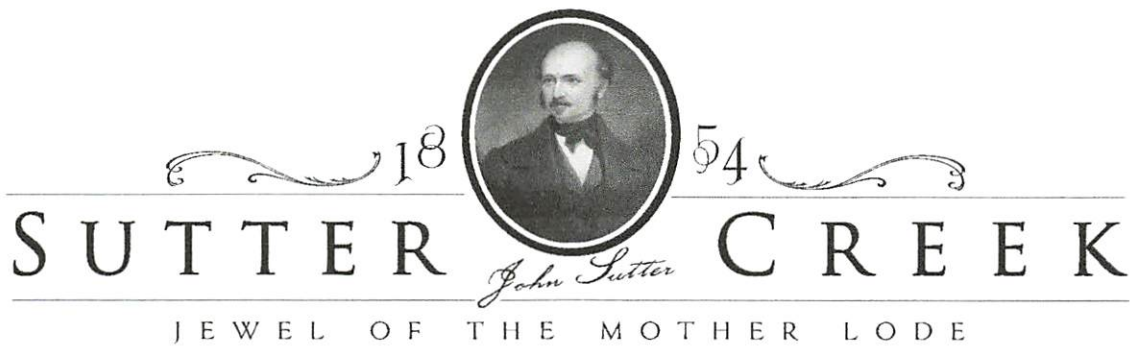
I'd ask that the Council discuss this item during an upcoming council meeting. We look forward to the possibility of working together to keep both our communities safe and fiscally sound.

Sincerely,

A handwritten signature in black ink, appearing to read "T DuBois", written in a cursive style.

Tom DuBois

City Manager City of Sutter Creek



STAFF REPORT FOR AMADOR CITY COUNCIL

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
MEETING DATE: FEB 10, 2026
FROM: TOM DUBOIS, CITY MANAGER, CITY OF SUTTER CREEK
SUBJECT: CONTRACT PROPOSAL FOR PROVIDING POLICE SERVICES TO AMADOR CITY

RECOMMENDATION:

We respectfully suggest the Amador Council take the following steps:

1. Review the proposed terms for a Law Enforcement Services Agreement with the City of Sutter Creek
2. If interested in proceeding, form an ad-hoc group to negotiate proposed terms of an agreement
3. Set a schedule for bringing an agreement back to council in time for annual budgeting process
4. Agreement must also be reviewed and approved by the Sutter Creek City Council

BACKGROUND:

The City of Sutter Creek formed a finance ad-hoc committee last year and examined its own police budget as well as small rural police agencies across the State of California. The committee found that expenses are extremely well managed; Sutter Creek is one of the most efficient agencies in the state in terms of costs per resident.

However, expenses continue to go up, particularly contracted services with the County. The ad-hoc committee suggested looking at additional sources of revenue to help fund the police department. Council directed the City Manager to explore options for revenue generation.

In December, Sutter Creek sent a letter to the Amador City Council to gauge interest in having Sutter Creek provide police services. The response was positive, and this is the next step to get to a formal agreement (the December letter is attached).

As outlined in the letter, we feel this is a real win-win opportunity for both communities. For Amador City, benefits are an increased police presence, true community policing, and faster response times. For Sutter Creek, the additional revenue would greatly ease burdens on our budget. We could provide coverage without hiring additional staff or adding additional equipment.

DISCUSSION:

Sutter Creek proposes a dedicated municipal partnership model with specific provisions for downtown foot patrols, investigative services, and a fixed base cost structure. This proposal offers a service model distinct from the current County agreement, emphasizing local municipal policing over county-level deputy assignment.

Scope of Services:

- **Patrol Presence:** Unlike the County agreement, which allocated 1.1 Deputy FTE, SCPD proposes periodic daily patrols with a specific mandate for foot patrols in the downtown area. SCPD would provide investigative services.
- **Response Protocols:** In the event of simultaneous calls, SCPD shall respond to calls for service dependent upon the priority of the call. As an example, a low priority call (e.g. barking dog) in one city would be handled after a more serious call (e.g. assault) for service in the other city.
- **Staffing and Resources:** When staffed to today's current personnel allocation, SCPD will generally have one officer on duty, with an additional officer on duty during peak hours.
- **Equipment:** During the first two years of the contract, SCPD will provide patrol vehicles and maintenance of the assigned vehicles. In the third year, Amador City will provide a percentage of the actual costs of a new outfitted patrol vehicle every other year, based on population size (currently 6% of the combined total population)..
- **Reporting:** SCPD Chief of Police or designee shall appear at Amador City Council meetings when so requested for matters related to police services in Amador City.
- **Municipal Code:** Amador City agrees to provide Sutter Creek with updated municipal codes. Amador City agrees to handle general code enforcement matters with the exception of complaints that require immediate response related to health and safety.
- **Records Management:** SCPD shall maintain records related to law enforcement activity in Amador City starting at the commencement of the agreement. SCPD will respond to public records requests related to police services in Amador City during the periods of time in which SCPD provided such police services.

Personnel Status & Pension Liability

- SCPD will remain employees of Sutter Creek only. Amador City assumes no liability for salaries, pensions (CalPERS), or civil service rights.
- Sutter Creek will negotiate all labor agreements, personnel rules, regulations and procedures with its employees.
- Amador City may at any time report to Sutter Creek its concerns about personnel performing services and Sutter Creek will investigate.

Dispute Resolution

- Recommend a structured process of Mediation followed by Binding Arbitration to resolve billing or performance disputes, similar to your contract with the County.

Termination Rights & "Exit Strategy"

- Term is TBD based on mutual agreement, Sutter Creek is envisioning an initial 3 - 5 year term, with a renewal process in the agreement.
- Formal annual performance and cost review process.
- If Amador City's COPS Funding were to cease, Amador City would be able to immediately terminate the agreement.
- Either party may terminate without cause with one year's notice.

Liability & Risk Management:

- **Indemnification:** proposed language from Sutter Creek's Risk Management Association - Amador City shall indemnify, defend, and hold harmless the City of Sutter Creek, its officers, employees, agents, and volunteers from any and all claims, losses, liabilities, or damages, demands and actions, including payment of reasonable attorney fees, arising out of or resulting from the City of Sutter Creek's provision of policing services in and for Amador City pursuant to this Agreement. The foregoing obligations of Amador City shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises solely from gross negligence or willful or active misconduct of the City of Sutter Creek or its officers, employees, agents, or volunteers; and (2) the actions of Amador City or its employees, subcontractors, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law.
- Parties agree to provide one another prompt notice of any claims or lawsuits arising out of performance of services under this contract.

Financial Terms:

- Amador City will be responsible for paying for its share of Dispatch Services from its COPS funding, in addition to the financial terms of this agreement relative to police services.. Sutter Creek will pass-through the actual County expense.
- Pro-rata cost adjustments (refunds) will be made if Sutter Creek is unable to provide services due to strikes, boycotts, or force majeure events.
- Propose maintaining current pricing for the first two years for police services.
- Year 3, 4 and 5, police services would increase by the annual labor cost increase in the POA labor agreement with the City of Sutter Creek.
- With a population of under 200 people compared to Sutter Creek's population of 2700, Amador City is about 6% the size. Starting in Year 3, Amador City would contribute its proportionate share (Currently 6%) of a fully outfitted police vehicle every other year to defray capital costs.
- All of this is subject to discussion and negotiation.

CONCLUSION

The proposal from Sutter Creek offers the benefit of a closer, municipal-focused police partnership that may be well-suited to Amador City's community character.

ATTACHMENT:

1. **Letter to Amador City Council, RE: Exploratory Discussion Regarding Shared Police Services**

5

DRAFT Resolution 635

A Resolution of the City of Amador City, California,
Approving An Increase in Monthly Compensation for the Position of City Treasurer

WHEREAS, the City of Amador City employs a City Treasurer; and

WHEREAS, the City Treasurer works at City Hall an average of twenty (20) hours per week; and

WHEREAS, the compensation for the position has not increased in over five (5) years; and

WHEREAS, the cost of living has increased 2.7% each year over that five (5) year period; and

WHEREAS, the City Budget for employee payroll in the fiscal year 2025-2026 allows an increase in compensation for City Treasurer due to a reduction in staff;

THEREFORE, THE CITY COUNCIL OF THE CITY OF AMADOR CITY, CALIFORNIA,
DOES HEREBY RESOLVE AS FOLLOWS:

That the monthly compensation for the City Treasurer will increase from \$400 per month to \$500 per month, retroactive to the January 2026 payroll.

PASSED AND ADOPTED by the City Council of the City of Amador City, California, this 20th day of February 2026 by the following vote, to wit

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor, City of Amador City

ATTEST:

City Clerk, City of Amador City

6

Welcome to the Amador City Pioneer Cemetery

A pioneer cemetery typically refers to a burial ground for early settlers, with founding dates from the late 18th to early 20th centuries. The Amador City Cemetery is one of more than 20 pioneer cemeteries in Amador County. Some graves were never marked, and others had wooden markers that did not withstand the test of time. In the 1950s, a city-hired worker burned the vegetation for cleanup, destroying any remaining wooden markers.

The first burial at this cemetery occurred in 1851 when a young man, Charles C. Wheeler, passed away shortly after the quartz miners established the village of Amador City. The last recorded burial was in 1892, when Mary Gundry was laid to rest beside her sons. Many of the marble headstones that survived provide fascinating historical insights about the deceased and clues about Amador City's mining past.

In the 40 years between, there are markers indicating at least 20 people were known to have been interred here. However, it is likely that many more graves exist than those marked by surviving marble headstones. The website findagrave.com lists over 60 entries for this cemetery. Additional details were obtained from local newspaper obituaries of the period, as well as from the book *A Few of our Friends in the Amador County Cemeteries* by Catherine A. Cissna and Madeline Church, 1994. Further information was sourced from Logan's *Alley: Amador County Yesterdays in Picture and Prose*, Volume 2 by Larry Cenotto, 1988, and contributors to the website findagrave.com.



from A'Laina Lyons

"Perhaps after the holidays we can get The Ledger to run a short article about our Pioneer Cemetery? I also spoke to Sandy Staples and suggested that the city invest in a roadside directional sign that would make the public more aware that it exists. Something like this (with the words "Pioneer Cemetery" instead of Historical Marker, obviously!)."



FOSSIL INDUSTRIES, INC.
44 Jefryn Boulevard
Deer Park, NY 11729
800-244-9809 631-254-9200
Fax: 631-254-4172
www.FossilGraphics.com

INVOICE F106631

DATE: 11-19-25

PAGE: 1

TERMS: 60% Deposit / Balance Net 10 After Delivery

TO: Amador City Pioneer Cemetery
PO Box 502
Amador City, CA 95601
Attn: Accounts Payable

FOR: A'laina Lyons
Amador City Pioneer Cemetery
14531 East School Street
Po Box 200
Amador City, CA 95601

Tag: Phone#: Fax#:

PO:

ID #: 1850563.01

AE: Rhiannon Andrews

Payment Options:

Option 1. Mail check to the address above.

Option 2. Scan or take a clear picture of your check (front and back) and email it to us at AP@FossilGraphics.com

Option 3. Credit Card or Electronic ACH Payment at www.FossilGraphics.com/payment

Part Number	Qty	Description	Each	Ext
E12-015-T4	1	1/2" Exterior CHPL Graphic. Panel Size: 12"H x 18"W 4 Threaded Inserts w/ Tamper Resistant Bolts.	137.00	137.00
SPG66	1	Single Post Pedestal (6" x 6" Mounting Plate at 45 Degree). - Black Powder Coated Aluminum. - In-Ground Mount. (Surface Mount available).	265.00	265.00
99810	1	COLOR SAMPLE: (8" x 10" x 1/8") CHPL. Created from Client Provided File. -Used in production for color matching and resolution. -Cost includes shipping Sample. See File Prep Guide for More Information.	40.00	40.00
99000	1	Art Charge - Creation of Color Sample File	60.00	60.00

Subtotal: \$502.00

Subtotal: 502.00

Shipping: 368.00

0 %Tax: 0.00

TOTAL: \$870.00

Customer Copy

Deposit Paid: 407.00

Balance Due: 12/29/2025 463.00

7

8

APPLICATION TO RENT

COPYRIGHT 2004 WWW.LANDLORD.COM

Each Individual Occupant Who is Responsible for Rent Payment
MUST Complete A Separate Application Form (California Residents 18 years or older Apply)

PERSONAL INFORMATION

LAST NAME		FIRST NAME		MIDDLE NAME		SOCIAL SECURITY NUMBER	
DATE OF BIRTH		DRIVER'S LICENSE NO.		STATE	EMAIL ADDRESS	HOME PHONE NUMBER ()	
1 PRESENT HOME ADDRESS				CITY		STATE	ZIP CODE
LENGTH OF TIME		STATE REASON FOR MOVING		LANDLORD NAME		LANDLORD PHONE NO. ()	
2 PREVIOUS HOME ADDRESS				CITY		STATE	ZIP CODE
LENGTH OF TIME		STATE REASON FOR MOVING		LANDLORD NAME		LANDLORD PHONE NO. ()	
3 NEXT PREVIOUS HOME ADDRESS				CITY		STATE	ZIP CODE
LENGTH OF TIME		STATE REASON FOR MOVING		LANDLORD NAME		LANDLORD PHONE NO. ()	

PROPOSED OCCUPANT(S)

DESCRIBE EACH & EVERY PERSON WHO WILL OCCUPY THE PREMISES	
WILL YOU HAVE ANY PETS? IF YES, PLEASE DESCRIBE	WILL YOU HAVE ANY LIQUID FILLED FURNITURE? IF YES, DESCRIBE

EMPLOYMENT/FINANCIAL INFORMATION

Present Occupation		Employer Name	
How long with this Employer	Phone number ()	Employer address	
Name of your Supervisor			
Prior Occupation		Employer Name	
How long with this Employer	Phone number ()	Employer address	
Name of your Supervisor			
Current Gross Income \$	PER <input type="checkbox"/> Week <input type="checkbox"/> Year <input type="checkbox"/> Month	Name of your Bank	Branch or Address
		<input type="checkbox"/> Checking <input type="checkbox"/> Savings	
		Account Number	

Please List ALL of your Financial Obligations (If More Creditors Use Additional Sheet of Paper)			
Name of Creditor	Address	Phone Number	Monthly Payment Amt.
		()	
		()	
		()	
		()	
		()	
		()	

1. Dwelling Unit: The parties to this Agreement

are City of Amador City, referred to as the Landlord

and _____ referred to as the Tenant. The landlord

1. leases to the Tenant unit number _____ located at
14531 School Street, Amador City, CA

2. Term: The initial term of this Agreement shall begin on _____ and

end on _____. After the initial term ends, the Agreement will

continue for successive terms of one _____ each unless automatically
terminated as permitted by paragraph 17 of this Agreement.

3. Rent: The tenant agrees to pay _____ for the

partial month ending on _____. After that, Tenant agrees to

pay a rent of _____ per month at _____

4. Charges for late
payment and
returned checks.

If the tenant does not pay the full amount of the
rent shown in paragraph 3 by the end of the 5th
day of the month, the Landlord may collect a fee
of \$5 on the 6th day of the month. Thereafter, the Landlord

may collect \$1 for each additional day the rent remains unpaid during the month it is due.
The Landlord may not terminate this Agreement for failure to pay late charges, but may
terminate this Agreement for non-payment of rent, as explained in paragraph 17. The Landlord
may collect a fee of _____ on the second or any any additional time a check is not honored for
payment (bounces). The charges discussed in this paragraph are in addition to the regular
monthly rent payable by the Tenant.

5. Condition of
Unit

By signing this Agreement, the Tenant acknowledges that the unit is safe, clean and in good
condition. The tenant agrees that all Appliances and equipment in the unit are in good working
order, except as described on the Inspection Checklist.

6. Charges for
utilities and
Services:

The following charts describe how the cost of Utilities and
services related to occupancy of the
unit will be paid. The Tenant agrees that these charts accurately
describe the utilities and services paid by the Landlord and those paid by the Tenant.

The Tenant must pay for the utilities in column (1) Payments should be made directly to the appropriate utility company. The items in column (2) are included in the Tenants rent.

(1)	Type of	(2)
Put (X) by any Utility Tenant pay directly	Heat Lights, Electric	Put (X) by any Utility included in Tenant rent
_____ PG&E_____	Water	_____ SEWER & WATER
_____		_____

7. Security Deposits: The Tenant has deposited _____ with the Landlord. The Landlord will hold this security deposit for the period the Tenant occupies the unit. After the Tenant has move from the unit, the Landlord will determine whether the Tenant is eligible for a refund of any or all of the security deposit. The amount of the refund will be determined in accordance with the following conditions and procedures.

A. The Tenant will be eligible for a refund of he security deposit only if the Tenant provided the Landlord with the 30 day written notice of intent to move required by paragraph 17 unless the Tenant was unable to give the notice for reasons beyond his/her control.

B After the Tenant has moved from the unit, the Landlord will inspect the unit and complete another Unit Inspection Report. The Landlord will permit the Tenant to participate in the inspection, if the Tenant so requests.

C. The Landlord will refund to the Tenant the amount of the security deposit less any amount needed to pay the cost of

1. unpaid rent;
2. damages that are not due to normal wear and tear and are not listed on the Unit Inspection Report;
3. charges for late payment of rent and returned checks, as described in paragraph 4, and
4. charges for unreturned keys, as described in paragraph 9

D. The Landlord agrees to refund the amount computed in paragraph 8c within _____ days after the Tenant has permanently move out of the unit, returned possession

of the unit to the Landlord, and given his/her new address to the Landlord. The Landlord will also give the Tenant a written list of charges that were subtracted from the deposit. If the Tenant disagrees with the Landlord concerning the amounts deducted and asks to meet with the Landlord, the Landlord agrees to meet with the Tenant and informally discuss the disputed charges.

E. If the unit is rented by more than one person, the Tenants agree that they will work out the details of dividing any refund among themselves. The Landlord may pay the refund to any Tenant identified in Paragraph 1 of this Agreement.

F. ~~The Tenant understands that the Landlord will not count the Security Deposit towards the last~~ month's rent or towards repair charges owed by the Tenant in accordance with paragraph 10.

8. Keys & Locks The Tenant agrees not to install additional or different locks or gates on any doors or windows of the unit without the written permission of the Landlord. If the Landlord approves the Tenants request to install such locks, the Tenant agrees to provide the Landlord with a key for each lock. When this Agreement ends, the Tenant agrees to return all keys to the dwelling unit to the Landlord. The Landlord may charge the Tenant _____ for each key not returned.

Maintenance: The Landlord agrees to :

1. regularly clean all common areas of the project
2. maintain the common areas and facilities in a safe condition
3. arrange for collection and removal of trash and garbage
4. maintain all equipment and appliances in safe and working order
5. make necessary repairs with reasonable promptness
6. maintain exterior lighting in good working order
7. provide extermination services, as necessary
8. maintain grounds and shrubs

b. The tenant agrees to :

1. keep the unit clean
2. use all appliance, fixtures and equipment in a safe manner and only for the purposes for which they are intended
3. not litter the grounds or common areas of the project
4. not destroy, deface, damage or remove any part of the unit, common areas or project grounds
5. give the Landlord prompt notice of any defects in the plumbing, fixtures, appliances, heating and

cooling equipment or any other part of the unit or related facilities and
6 .remove garbage and other waste from the unit in a clean and safe manner

9. Damages Whenever damage is caused by carelessness, misuse, or neglect on the part of the Tenant, his/her family or visitors, the Tenant agrees to pay the cost of all repairs and do so within 30 days after receipt of the Landlords demand for the repair charges

10. Restrictions or No alterations, addition or improvements shall be made I
Alterations to the premises without the prior consent of the Landlord in writing. The Landlord agrees to provide reasonable accommodation to an otherwise eligible tenants disability, including making and paying for structural alterations to a unit or common areas.

11 .General The Tenant must live in the unit and the unit must restrictions
be the Tenants only place of residence. The Tenant shall use the premises only as a private dwelling for himself/herself. The Tenant agrees to permit other individuals to reside in the unit only after obtaining the prior written approval of the Landlord. The Tenant agrees not to:

- a. sublet or assign the unit, or any part of the unit
- b. use the unit for unlawful purposes
- c. engage in or permit unlawful activities in the unit, in the common areas or on the project grounds
- d. Have pets or animals of any kind in the unit without the prior written permission of the Landlord, but the Landlord will allow the tenant to keep an animal needed as a reasonable accommodation to the tenants disability, and allow animals to accompany visitors with disability who need such animals as accommodation to their disabilities or
- e. make or permit noises or acts that will disturb the rights or comfort of neighbors

12. The Tenant agrees to obey the Hose Rules which are Attachment No. 3 to this Agreement. The Tenant agrees to obey additional rules established after the effective date of this Agreement if;

- a. the rules are reasonably related to the safety, care and cleanliness of the building and the safety, comfort and convenience of the Tenants; and
- b. the Tenant receives written notice of the proposed rule at least 30 days before the rule in enforced.

14. Access by Landlord: a. The Landlord agrees to enter the unit only during reasonable hours, to provide reasonable advance notice of his/her intent to enter the unit, and to enter the unit only after receiving the Tenants consent to do so, except when urgency situations make such notice impossible or except under paragraph c below.

b. The Tenant consents in advance to the following entries in the unit:

1. The tenant agrees to permit the Landlord, his/her agents or other persons, when authorized by the Landlord, to enter the unit for purpose of make reasonable repairs and periodic inspections.

2. After the Tenant has given a notice of intent to move, the Tenant agrees to permit the Landlord to show the unit to prospective tenants during reasonable hours.

c. If the Tenant move before this Agreement ends, the Landlord may enter the unit to decorate, remodel, alter or otherwise prepare the unit for re-occupancy.

15. Discrimination The Landlord agrees not to discriminate based on Prohibited race, color, religion, creed, National origin, sex, age, familial status, and disability.

16. Change in Rental The Landlord may, with the prior approval of City Council change the terms and conditions of this Agreement. Any changes will become effective only at the end of the initial term or a successive term. The Landlord must notify Tenant of any change and must offer the Tenant a new Agreement or an amendment to the existing Agreement. The Tenant must receive the notice at least 60 days before the proposed effective date of the change. The Tenant may accept the changed terms and conditions by signing the new Agreement or the amendment to existing Agreement and returning it to the Landlord. The Tenant may reject the changed terms and conditions by giving the Landlord written notice that he/she intends to terminate the tenancy. The Tenant must give such notice at least 30 days before the proposed change will go into effect. If the Tenant does not accept the amended agreement, the Landlord may require the Tenant to move from the project, as provided in paragraph 23.

17. Termination of Tenancy

a. To terminate this Agreement, the Tenant must give the Landlord 30-days written notice before moving from the unit.

b. Any termination of this Agreement by the Landlord must be carried out in accordance with regulations, State and local law, and the terms of this Agreement.

c. The Landlord may terminate this Agreement for the following reasons:

1. The Tenants' material noncompliance with the terms of this Agreement
2. The Tenant's material failure to carry out obligations under any State Landlord and Tenant Act,
3. drug related criminal activity engaged in on or near the premises, by any tenant, household member, or guest, and any such activity engaged in on premises by any other person under the tenants control.
4. determination made by the Landlord that a household member is illegally using a drug;
5. determination made by the Landlord that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;
6. criminal activity by a tenant, and member of tenants household, a guest or another person under the tenants control;
 - a. that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including property management staff)
 - b. that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises.
7. If the tenant is fleeing to avoid prosecution, or custody or confinement after a conviction, for a crime, or attempt to commit a crime, that is a felony under the law of the place from which the individual flees.
8. if the tenant is violating a condition of probation or parole under Federal or State law.
9. determination made by the Landlord that a household member abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents
10. If the Landlord determines that the tenant, any member of the tenants household, a guest or other person under the tenants control has engaged in the criminal activity, regardless of whether the tenant, any member of the tenants household, a guest or another person convicted for such activity.
- d. ~~The Landlord my terminate this Agreement for other good cause, which includes, but is not limited to, the tenants refusal to accept change to this agreement. Terminations for (other good cause) may only be effective as of the end of any initial or successive term.~~

The term material noncompliance with this lease includes; 1. one or more substantial violations of the lease; 2. repeated minor violations of the lease that a disrupt the livability of

the project b adversely affect the health or safety of any person or the right of any tenant to the quiet enjoyment to the leased premises and related project facilities, c interfere with the management of the project, or d have a adverse financial effect on the project. 3. failure of the tenant to timely supply all required information on eligibility factors, of the tenant household and verification requirements for Social Security Numbers, or wage and claim information from State Wage Information Collection Agencies.

d. If the Landlord proposes to terminate this Agreement, the Landlord agrees to give the Tenant written notice and the grounds for proposed termination. If the Landlord is terminating this agreement for (other good cause) the termination notice must mailed to the Tenant and hand-delivered to the dwelling unit at least 30 days before the date the Tenant will be required to move from the unit and in accordance with State law requirements. Notice of proposed termination for other reasons must be given in accordance with any time frames set forth in State and local law.

Specify the date this Agreement will be terminated;
state the grounds for termination with enough detail for the Tenant to prepare a defense;
advise the Tenant that he/she has 10 days within which to discuss the proposed termination of tenancy with the Landlord. The 10 day period will begin on the earlier of the date the notice was hand-delivered to the unit or the day after the date the notice is mailed. If the Tenant request the meeting, the Landlord agrees ti discuss the proposed termination with the Tenant;
and

advise the Tenant of his/her right to defend the action in court.

f. If eviction is initiated, the Landlord agrees to rely only upon those grounds cited in the termination notice required by paragraph e

18 . Hazards. The Tenant shall not undertake, or permit his/her family or guest to undertake, any hazardous acts or do anything that will increase the projects insurance premiums. Such action constitutes a material non-compliance. If the unit is damaged by fire, wind, or rain to the extent that the unit cannot be lived in and the damage is not caused or made worse by the Tenant, the Tenant will be responsible for rent only up to the date of destruction. Additional rent will not accrue until the unit has be repaired to livable condition.

19. Penalties for Submitting False Information Knowingly giving the Landlord false information regarding income or other factors considered in determining Tenants eligibility and rent is a material noncompliance with the lease subject to termination of tenancy. In addition, the Tenant could become subject to penalties available under Federal law.

20. Contents of this Agreement This Agreement and its Attachments make up the entire agreement between the Landlord and the Tenant regarding the unit. If any Unit Inspection Report which is

Attachment No. 2 to this Agreement. The Tenant also agrees that the Landlord has made no promises to decorate, alter, repair or improve the unit, except as listed on the Unit Inspection Report. Court declares a particular provision of this Agreement to be invalid or illegal, all other terms of this Agreement will remain in effect and both the Landlord and Tenant will continue to be bound by them.

21. Attachments to
to the Agreement
- The tenant certifies that he/she has received a
copy of this Agreement and the following
Attachments to this Agreement are part of
this Agreement.

9



CITY OF AMADOR CITY

INCORPORATED JUNE 2, 1915

California.

Memo for City Council Meeting 10 Feb 2026

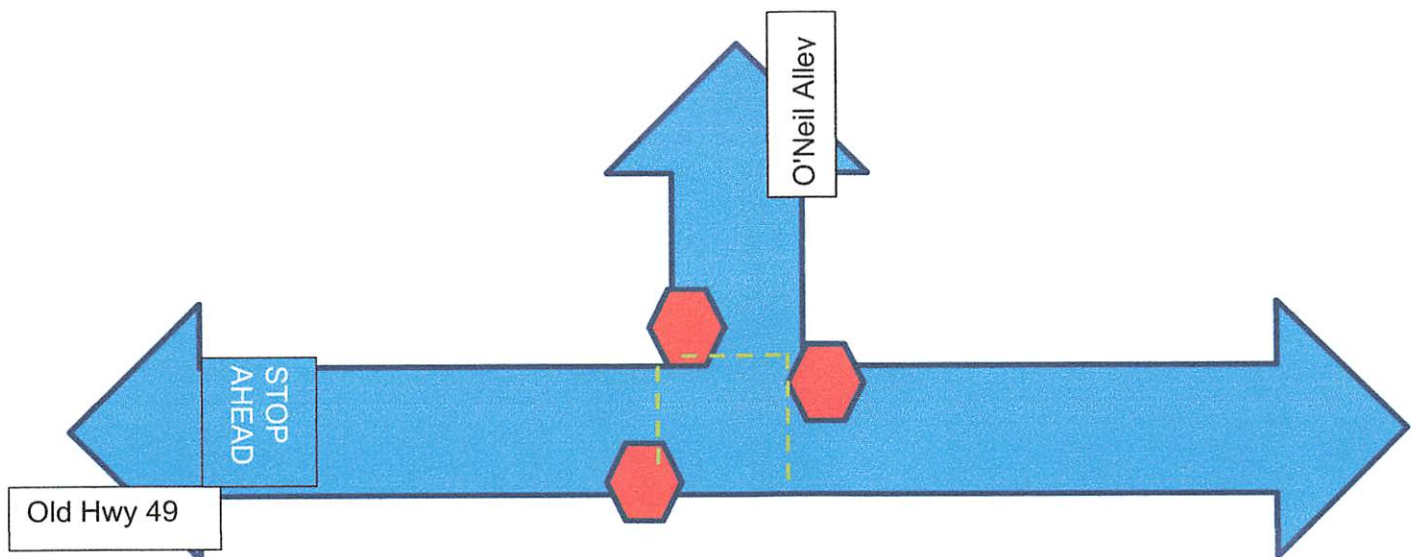
Findings Regarding Traffic Calming in Old Hwy 49/Main Street

Ad Hoc Committee on Traffic Calming (aka "Traffic Mitigation")

1. Stop Sign Controls at designated "T" (3-way) Intersections
 - Fail to Reduce Speeds: Studies show stop signs do not effectively reduce vehicular speeds over a stretch of road.
 - Increase Aggression: Drivers often speed up between, or ignore, unnecessary stop signs, which can increase risks to pedestrians.
 - Can Present Safety Hazards: Unwarranted or misused stop signs are frequently ignored, resulting in poor compliance and safety risks ("stop sign fatigue")

Cost: Estimated Costs Breakdown: project costs per intersection: \$7K-\$10K

- Stop Signs (2 per "T" intersection): Approximately \$300-\$600 for sign panels and U-channel posts (installed).
- Standard Paint: ~\$1200 per intersection for crosswalk and "Stop Ahead" warning for approach to town, south and north
- High-Visibility/Thermoplastic: \$1,000-\$5,000 per intersection for limit line and crosswalk
- Labor & Mobilization: \$4K-\$5K



2. **Speed cushions and speed humps:** designed to reduce vehicle speeds to 10-20 mph.

Speed Humps:

Solid, raised, rounded mounds 3-4 inches high, spanning the full width of a road.

Speed Cushions:

Smaller, raised units (cushions)

placed in a series across a road with gaps between them, that align with the wider wheelbases of emergency vehicles (fire trucks, ambulances)

gaps allow first responders to pass over without slowing down

Installing speed cushions:

costs: between \$2,000 and \$15,000 per unit

price will vary based on material (asphalt vs. rubber), road width, and labor.

<https://trafficlogix.com/speed-cushions/>

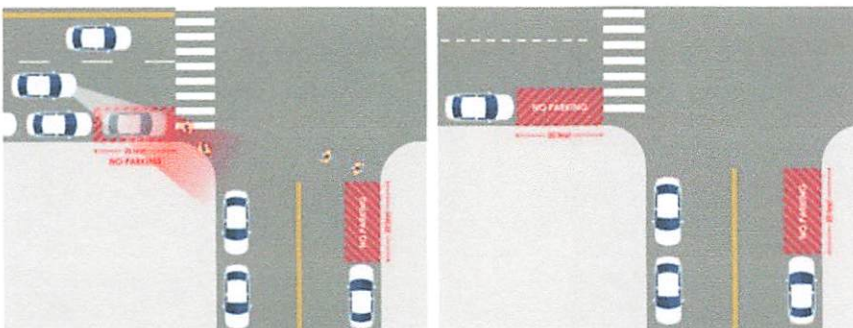
<https://nacto.org/publication/urban-street-design-guide/street-design-elements/vertical-speed-control-elements/speed-cushion/>

https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/traffic-calming/final-traffic-calming-guide_v2-a11y.pdf - :~:text=The height and length of the raised,some trucks, some buses) to pass through

(go to page 65)

3. **Californias-Daylighting-Law-AB-413:** Key Details

- Distance: No parking/stopping within 20 feet of the approach side of a crosswalk.
- Exceptions: If a curb extension (bulb-out) is present, the restriction is 15 feet.
- Scope: Applies to all marked and unmarked crosswalks, regardless of red paint.
- Enforcement: Began on January 1, 2025, with potential fines.
- Purpose: To increase visibility for drivers and pedestrians at intersections.

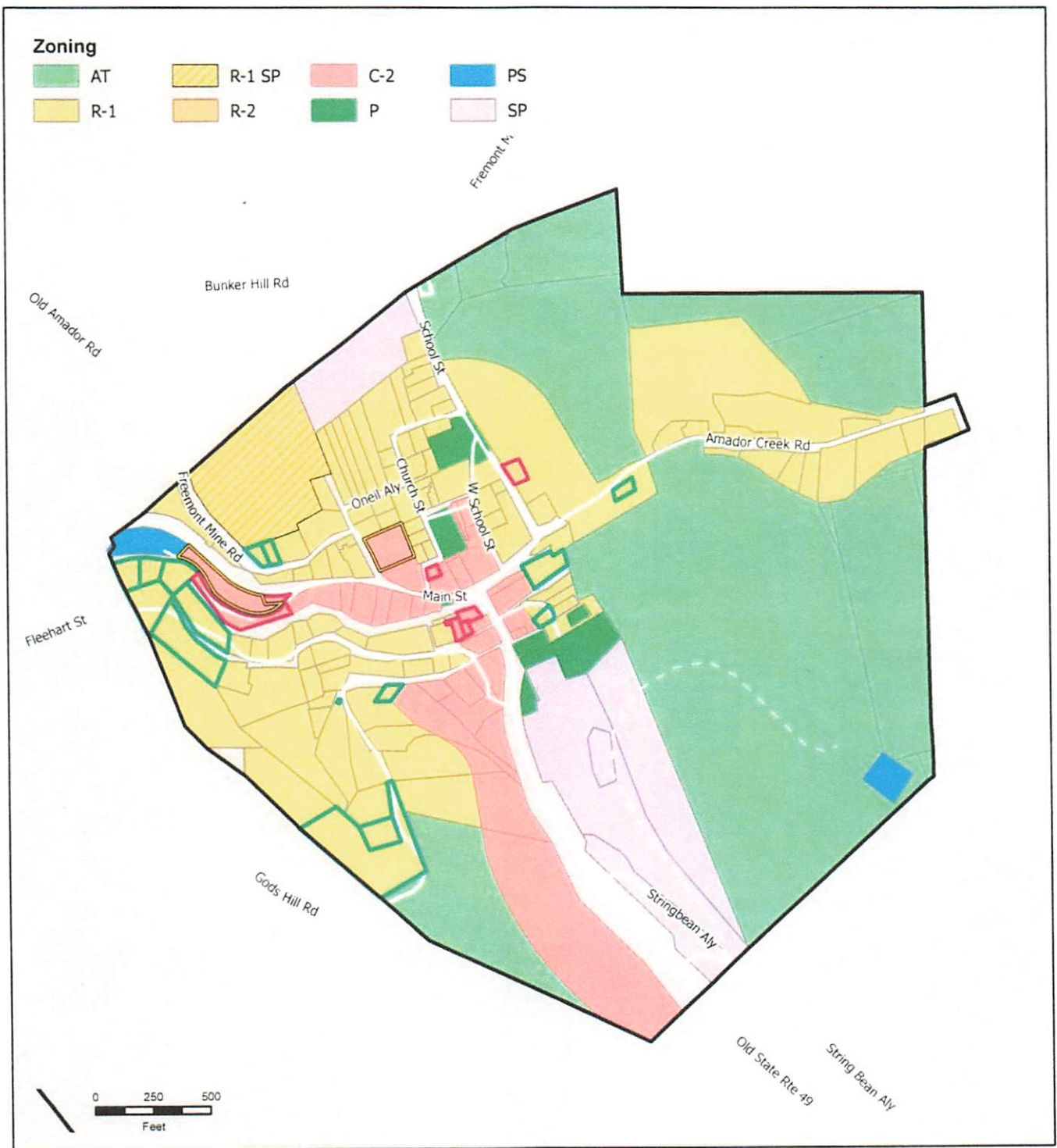


<https://www.lodi.gov/1417/Californias-Daylighting-Law-AB-413>

How does daylighting law affect Amador City?

- affects parking on the west side of Old Hwy 49 in front of the former Mercantile Store
- enforcing/signage for "no parking" would enhance visibility for pedestrians and drivers driving down God's Hill

10



Legend

City Boundary

Vacant Sites

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure AC-I . Amador City Inventory of



CITY OF AMADOR CITY
INCORPORATED JUNE 2, 1915
California.

February 2, 2026

property owner
address

Re: Potential Zoning Updates for California Department of Housing and Community Development Compliance.

Dear property owner

California State Law requires every city and county to create a general plan which serves as a long-term blueprint for development for the jurisdiction. There are eight mandated elements of a General Plan: Land Use, Circulation (transportation), Housing, Conservation, Open Space, Noise, Safety and Environmental Justice. Housing is the only General Plan Element required to be approved by the State.

The California Department of Housing and Community Development (HCD) requires that the Housing Element be updated every eight years in conjunction with their Regional Housing Needs Assessment and certified by their department. The Amador City 6th Cycle Housing Element was adopted by the city in 2023 and certified by the California Department of Housing and Community Development (HCD) in February 2025.

The goal of HCD is to remove constraints to development of new housing. Towards that end, HCD requested, as part of the Housing Element certification, that Amador City rezone at least one commercially zoned (C-2) vacant parcel to require a minimum of 50% residential uses. The Commercial (C-2) zone already allows for residential, however HCD wants to ensure that the majority of one of these properties is used residentially.

Your properties, APN 008-xxx-xxx, in Amador City was identified as vacant and zoned Commercial (C-2). For this reason, the City Council's Ad Hoc Committee on Zoning would like to invite you to discuss the possibility of residential zoning on your commercially zoned property. We have scheduled a meeting on February 24, 2026 at 6:00 pm to provide more information and discuss options. If you are unable to attend, please let us know and we will schedule a separate meeting.

Thank you for your consideration and don't hesitate to reach out if you have any questions.

Sincerely,

Sandy Staples, Mayor